



LAND AVAILABLE
3.3 ACRES (varying size options)

SALES PRICE
\$3 / sq ft

TRAFFIC COUNT 2023
27,149 VPD

PROPERTY DETAILS

Pad sites available for new development alongside existing Beaumont Village shopping strip (option to divide property based on user needs). Convenient access to and from HWY 69. Additional daily traffic from neighboring Smith Middle School. Easy access and abundant parking. Surrounded by several national retailers and restaurants. Total traffic counts for bordering streets is 27,149 VPD.

AREA RETAILERS

69 74,561 VPD

PINKSTON DR

E LUCAS DR 15,490 VPD

CONCORD RD 11,659 VPD

SMITH MIDDLE SCHOOL

3.3 ACRES



